

ORDINANCE NO. 99-37
AMENDMENT TO ORDINANCE NO. 83-19
NASSAU COUNTY, FLORIDA

WHEREAS, on the 23rd day of September, 1983, the Board of County Commissioners, Nassau County, Florida, did adopt Ordinance No. 83-19, an Ordinance enacting and establishing a comprehensive Zoning Code for the unincorporated portion of Nassau County, Florida, and

WHEREAS, **JAMES STEVENS, JR., and HOLLAND ZELL PARTNERSHIP #1**, the owners of the real property described in this Ordinance has applied to the Board of County Commissioners for a rezoning and reclassification of the property from OPEN RURAL (OR) and COMMERCIAL GENERAL (CG) to COMMERCIAL GENERAL (CG); and

WHEREAS, the Nassau County Zoning Board, after due notice and public hearing has made its recommendations to the Commission; and

WHEREAS, a small scale comprehensive plan amendment is required and must be approved prior to a re-zoning being effective; and

WHEREAS, taking into consideration the above recommendations, and the applicants' consent, the Commission acknowledges that the rezoning of the particular parcel would be consistent with a small scale amendment.

NOW, THEREFORE, BE IT ORDAINED, by the Board of County Commissioners of Nassau County, Florida:

SECTION 1: PROPERTY REZONED: The real property described in Section 2 shall be rezoned and reclassified from OPEN RURAL (OR) and COMMERCIAL GENERAL (CG) to COMMERCIAL GENERAL (CG) as defined and classified under the Zoning Ordinance, Nassau County, Florida contingent upon the approval of a small scale comprehensive land use map amendment.

SECTION 2: OWNER AND DESCRIPTION: The land rezoned by this ordinance is owned by **JAMES STEVENS, JR., and HOLLAND ZELL PARTNERSHIP #1**, and is described as follows:

See Exhibit "A" attached hereto and made a part hereof by specific reference.

SECTION 3: EFFECTIVE DATE: This ordinance shall become effective upon being signed by the Chairman of the Board of

County Commissioners of Nassau County, Florida and approval of a small scale amendment.

ADOPTED this 25th day of October, 1999.

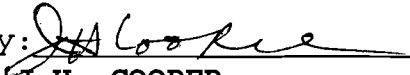
CERTIFICATE OF AUTHENTICATION
ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS OF
NASSAU COUNTY, FLORIDA

ATTEST:



J. M. "CHIP" OXLEY, JR.
Its: Ex-Officio Clerk

By: 

J. H. COOPER
Its: Chairman

Approved as to Form
by the Nassau County Attorney:



MICHAEL S. MULLIN

EXHIBIT "A"

A PORTION OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST,
NASSAU COUNTY, FLORIDA. SAID PORTION BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRINITY CIRCLE
SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 34 OF THE
PUBLIC RECORDS OF SAID NASSAU COUNTY; THENCE NORTH 86 DEGREES
00 MINUTES 00 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID
TRINITY CIRCLE SUBDIVISION, A DISTANCE OF 1022.80 FEET TO THE
EASTERLY SIDE OF THE CBX TRANSPORTATION RAILROAD (A 200 FOOT
RIGHT -OF-WAY); THENCE SOUTH 03 DEGREES 55 MINUTES 00
SECONDS WEST ALONG SAID RAILROAD RIGHT-OF-WAY, A DISTANCE OF
441.60 FEET TO NORTHEASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD;
THENCE SOUTH 37 DEGREES 32 MINUTES 00 SECONDS EAST ALONG THE
NORTHEAST LINE OF SAID HARTS ROAD, A DISTANCE OF 171.70 FEET
TO A POINT; THENCE SOUTH 86 DEGREES 00 MINUTES 00 SECONDS
EAST, A DISTANCE OF 909.00 FEET TO THE WESTERLY RIGHT-OF-WAY
LINE OF U.S. HIGHWAY NO. 17 (A 75 FOOT RIGHT-OF-WAY);
THENCE NORTH 04 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID
WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 570.00 FEET TO THE
POINT OF BEGINNING.

BEING THE SAME PARCEL OF LAND DESCRIBED IN DEED BOOK 104,
PAGE 199 TO 201 AND OFFICIAL RECORDS BOOK 50, PAGE 696,
PUBLIC RECORDS OF SAID COUNTY.